

Minutes
West Lafayette Historic Preservation Commission
Morton Community Center
222 N. Chauncey Avenue
West Lafayette, IN 47906
December 8, 2015

The meeting was called to order at 6:00 p.m. by Chris Kulesza, President, who presided.

Present: Peter Bunder, Kelly Busch, Susan Curtis, Erin Britton, Chris Kulesza, Chandler Poole, Arnold Sweet, Kurt Wahl

Absent: Linda Martin, Persis Newman, Jim Sondgeroth,

Commissioner Curtis moved to approve the November 10, 2015 Minutes. Commissioner Bunder seconded. All approved.

Discussion and Approval of 2016 meeting dates and deadlines

The commissioners discussed the proposed 2016 calendar which outlined the Commission's meeting dates, COA application deadline dates and COA sub-committee meeting dates. Commissioner Curtis moved to approve the 2016 calendar. Commissioner Busch seconded. All approved.

Bylaw Discussion

President Kulesza intended to have the bylaws updated and ready for a vote, but he's came down with the stomach flu and was unable to do it. He has contacted the cities where he obtained the bylaws which he modeled this Commission's draft after. He has spoken to the City Attorney, Eric Burns, regarding the appeals process that is outlined in the current ordinance. Mr. Burns assumed this was written pursuant to State Law, but President Kulesza found that it is actually governed by judicial review. The appeals process is currently set up so that a second Commission for Appeals would be formed and the homeowner would go through that Commission. This would likely be far quicker than judicial review. Commissioner Busch believes that the homeowner likely won't have the funds to go to court for judicial review.

President Kulesza does believe the partisanship should be taken out of the requirements when setting up the Appeals Commission when referring to Historic Preservation Commission members. The partisanship requirements for the Council and the Mayor can remain in the language.

Commissioner Curtis shares in the concerns of Commissioner Busch regarding the financial ability of a homeowner to appeal. The Commission agrees that the partisanship language will be removed, but the appeals process will go through a second commission.

Commissioner Bunder suggested that this President Kulesza redline this document and it can be amended at City Council.

President Kulesza also brought up the creation of new Historic Preservation Districts. There is language in the bylaws of the other cities regarding the procedure for how to go about doing that. He believes that might be something you'd want to include considering what the Commission has discussed. He suggested the sub-committee meet in the next week or so. The by-laws are intended to be completed by January 1.

Staff Report

Kurt Wahl spoke about his meeting with Dan Kiser who is the Lafayette Historic Preservation Officer. Mr. Wahl stated the officer would show up to the Certificate of Appropriateness Committee meetings to list the specifics of the building so the commissioners would have a knowledge base of the structure at issue. Mr. Kiser also does a lot of work independent of the Commission. He works with nominations for the national register, does Section 106 reports, conducts survey's, and writes Historic Preservation sub-grants. He's not on the City's payroll, but is a contracted employee. Mr. Wahl stated he'd set up a meeting between Mr. Kiser and Mr. Poole although this Commission can't hire anyone until the 2017 budget.

Mr. Sweet sent out information regarding the National Register application regarding the Happy Hollow neighborhood. Mr. Wahl asked if that was done by the city because of the Happy Hollow work or was it done by the neighborhood. Mr. Poole stated that it was done by Devon Stettler with United Consulting for Happy Hollow because a Section 106 report was needed. They had to start the application for the Federal Government to give the funds for the project. The application was submitted and he'll do more digging to see where it stands.

Mr. Poole reported that there were Certificate of Appropriateness Applications received. WE are still waiting on the one for Littleton St. and there is supposed to be another one on Salisbury. Mr. Poole met with the contractor who wants to do some roof work (tearing off the existing overhang and putting it back on).

Land Use Plan

Ryan O'Gara from the APC spoke in depth regarding form based Form Based Overlay Districts. This is planned for the New Chauncey Neighborhood after the Centennial Neighborhood in Lafayette is completed.

Commissioner Busch questioned what the role of the Historic Preservation Commission was in this plan or who enforces this plan. Mr. O'Gara stated that right now they are going to set up a Zoning Compliance Check which is a group of 3 individuals consisting of the Development Director, the Public Works Director and the Executive Director of the Area Plan Commission or their respective designees Mr. O'Gara stated that he will likely pull out certain architectural aspects of the land use plan that is already covered by the Commission. He'd like to make sure these codes work in concert with each other. Commissioner Bunder explained a little bit more of the process in detail.

Commissioner Curtis stated that she wouldn't be here for the next few meetings. However, she was approached by Ann Brandenbury from New Chauncey Housing regarding 204 DeHart. She would like to buy it and rehabilitate it but there an addition that is not consistent with the original house. Commissioner Curtis wanted to give everyone a head's up regarding this. Mr. Poole stated they're looking at tearing down the edition on the back.

Public Comment – None.

Commissioner Busch motioned to adjourn. Commissioner Curtis seconded. Motion was approved unanimous and the Commission adjourned at 7:09 p.m.

Kelly Busch, Secretary